

#### NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NICOLE O'DRISCOLL FOR THE PURPOSE OF SUBDIVIDING THE PREVIOUSLY SURVEYED PARCEL (COUNTY SURVEYOR FILE NO. 2679) AS SHOWN ON THIS PLAT.

#### NARRATIVE ON PREVIOUS SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CENTURY 21--COUNTRY REALTY, IN ORDER TO LOCATE THE CORNERS OF THE PARCELS SHOWN ON THIS PLAT. SECTION 4 WAS ORIGINALLY SURVEYED BY THE GENERAL LAND OFFICE USING THE 3-MILE METHOD DURING WHICH THE SIXTEENTH CORNERS WERE SET. A SEARCH WAS MADE FOR THE MONUMENTS MARKING THESE CORNERS AND THE RESULTS ARE INDICATED ON THE PLAT. PARCEL "A" IS DESCRIBED AS BEING THE NORTH HALF OF THE NE 1/4, (MORE APPROPRIATELY, LOT 3) WITH THE EXCEPTION OF THE PARCEL SHOWN AS "B" ON THIS PLAT. THE BOUNDARIES OF LOT 3 WERE DETERMINED AS NOTED ON THE PLAT. PARCEL "B" WAS ORIGINALLY SURVEYED IN MAY 1994 AND THE PLAT OF THAT SURVEY IS RECORDED AS COUNTY SURVEYOR FILE NO. 385. THE BASIS OF BEARINGS OF THE 1994 SURVEY WERE ROTATED TO THIS CURRENT SURVEY AND THE CORNERS SET AS SHOWN.

#### OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures

Date Acknowledged to Notary

Notary's Initials

#### ACKNOWLEDGMENT

State of Utah }  
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires \_\_\_\_\_

Notary Public

FOUND MONUMENT SPIKE  
AT QUARTER CORNER

#### DESCRIPTION OF PARCEL A

Commencing at the Northwest Corner of Section 4, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;  
Thence North 88°58'28" East 1320.18 feet to the Northwest Corner of Lot 3 and the TRUE POINT OF BEGINNING;  
Thence North 88°58'45" East 430.00 feet along the North line of said Lot 3 to the Northwest Corner of that parcel described as the exception in a Trustee's Deed, Book A630, page 805-807, Entry No. 439815 in the County Recorder's office;  
Thence South 01°01'15" East 242.21 feet to the Southwest Corner of said parcel;  
Thence North 88°58'45" East 417.42 feet to the Southeast Corner of said parcel;  
Thence North 01°01'15" West 242.21 feet to said North line;  
Thence North 88°58'45" East 204.01 feet;  
Thence South 01°01'41" East 659.35 feet to the South line of the North Half of said Lot 3;  
Thence South 88°59'38" West 1062.37 feet to the Southwest Corner of said North Half;  
Thence North 00°04'37" West 659.17 feet to the TRUE POINT OF BEGINNING, containing 13.67 acres. Said parcel being subject to that portion being used as State Highway right-of-way.

#### DESCRIPTION OF PARCEL B

Commencing at the Northwest Corner of Section 4, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;  
Thence North 88°58'28" East 1320.18 feet to the Northwest Corner of Lot 3, said Section 4;  
Thence North 88°58'45" East 1051.43 feet along the North line of said Lot 3 to the TRUE POINT OF BEGINNING, said point being the Northeast Corner of that parcel described as the exception in a Trustee's Deed, Book A630, page 805-807, Entry No. 439815 in the County Recorder's office;  
Thence North 88°58'45" East 275.22 feet along said North line to the Northeast Corner of said Lot 3;  
Thence South 00°10'03" East 659.49 feet to the Southeast Corner of the North Half of said Lot 3;  
Thence South 88°59'38" West 265.31 feet;  
Thence North 01°01'41" West 659.35 feet to the TRUE POINT OF BEGINNING, containing 4.09 acres. Said parcel being subject to that portion being used as State Highway right-of-way.

#### DUCHESNE COUNTY TREASURER

##### PROPERTY TAX CLEARANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_.

COLENE NELSON  
DUCHESNE COUNTY TREASURER

#### DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

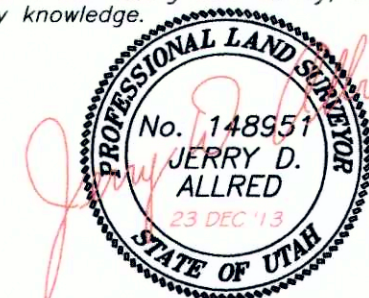
APPROVED AS A MINOR SUBDIVISION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_.

MICHAEL HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

#### SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,  
Certificate No. 148951, (Utah)

## MINOR SUBDIVISION SURVEY FOR NICOLE O'DRISCOLL SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 WEST UINTAH SPECIAL BASE AND MERIDIAN

#### COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }  
COUNTY OF DUCHESNE } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND IS DULY RECORDED.

FILING NO. \_\_\_\_\_

COUNTY RECORDER

COUNTY SURVEYOR'S FILE NUMBER 2941

JERRY D. ALLRED AND ASSOCIATES  
SURVEYING CONSULTANTS  
1235 NORTH 700 EAST --P.O. BOX 975  
DUCHESNE, UTAH 84021  
(435) 738-5352

13 DEC 2013

13-100-045